



Location

5646 Lake Mendota Drive

Project Name

Cunningham Garage

Applicant

Tanya Cunningham/Deb Crawley –
Best Built Garage Systems

Existing Use

Single-Family House and
Detached Garage

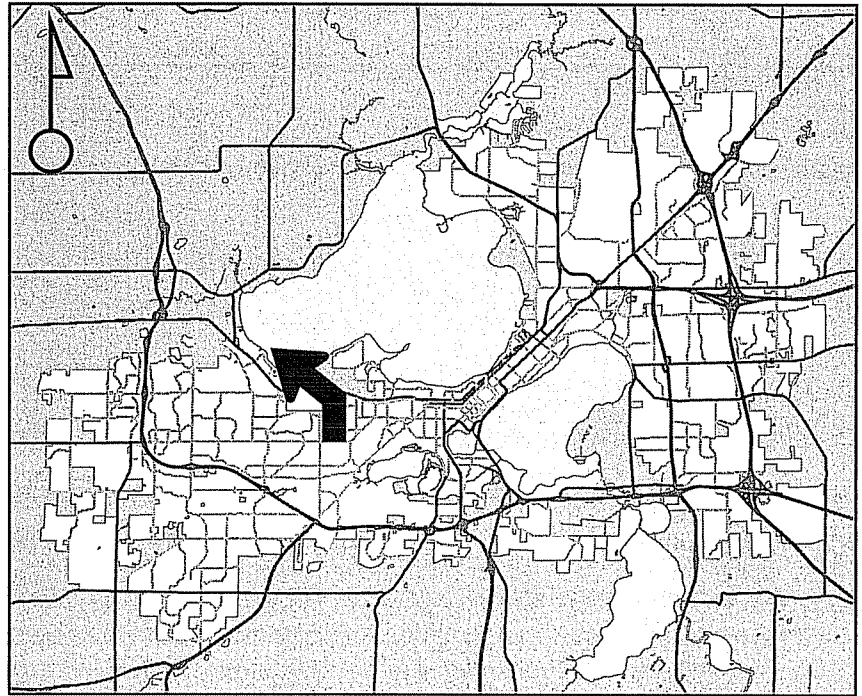
Proposed Use

Replace Detached Garage on
Waterfront Lot

Public Hearing Date

Plan Commission

01 October 2007



For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



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LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning applications should be filed directly with the Zoning Administrator.

JR OFFICE USE ONLY:	
Amt. Paid	<u>500</u> Receipt No. <u>84437</u>
Date Received	<u>8/15/07</u>
Received By	<u>MJP</u>
Parcel No.	<u>0709-182-0301-2</u>
Aldermanic District	<u>19-MARK CLEAR</u>
GQ	<u>WATERFRONT PROP</u>
Zoning District	<u>R1</u>
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	<u>NA</u> Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <u>NA</u>
Alder Notification	8/13/07 <input checked="" type="checkbox"/> Waiver <u>8/13/07</u>
Ngrbrhd. Assn Not.	<input checked="" type="checkbox"/> Waiver <u>8/13/07</u>
Date Sign Issued	<u>8/15/07</u>

1. Project Address: 5646 Lake Mendota Drive Project Area in Acres: 0.34 acres

Project Title (if any): Demolish existing garage, build new garage

2. This is an application for: (check at least one)

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input checked="" type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Tanya Cunningham Company: N/A
Street Address: 5646 Lake Mendota Drive City/State: Madison, WI Zip: 53705
Telephone: (608) 238-4429 Fax: () Email: _____

Project Contact Person: Deb Crawley Company: Best Built Garage Builders
Street Address: 405 Best Built Parkway City/State: Marshall, WI Zip: 53559
Telephone: (608) 575-7106 Fax: () Email: _____

Property Owner (if not applicant): _____
Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Demolish existing detached garage with dirt floor. Pour concrete footings, pad & apron. Build new 3-car garage in same general location

Development Schedule: Commencement October 5, 2007 Completion November 2, 2007
8/15/07 OWNER TO DO NOTIFICATION OF NEIGHBORS - MJP CONTINUE →

TMC

5. Required Submittals:

- * **Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- * **Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail.
- * **Filing Fee: \$ 550 -** See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- For any applications proposing demolition of existing buildings, **photos** of the interior and exterior of the structure(s) to be demolished shall be submitted with your application. Be advised that a **Reuse and Recycling Plan** approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A **Zoning Text** must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

* **FOR ALL APPLICATIONS:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 - The site is located within the limits of the: Comprehensive Plan Plan, which recommends: Low-Density Residential for this property.
 - Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:
 - List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:
Mark Clew - Waives 30-Day - 8-13-07 (NI)
- NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.*
- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.
Planner Kevin Fuchow Date 8-13-07 | Zoning Staff Mark Tucker Date 8-13-07

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name Tanya Cunningham Date 14 August 2007
 Signature Tanyam Cunningham Relation to Property Owner self
 Authorizing Signature of Property Owner Tanyam Cunningham Date 14 August 2007

Tanya Cunningham
Neil Robinson
5646 Lake Mendota Drive
Madison, WI 53705

13 August, 2007

Madison Plan Commission
215 Martin Luther King Jr. Blvd.
Room LL-100
Madison, WI 53701

RE: Garage replacement, conditional use permit

The purpose of this letter is to describe the proposed garage demolition and replacement project at 5646 Lake Mendota Drive.

We have been resident at this address since 1990, so this project has had lengthy consideration as to necessity and impact. The current structure has been standing for approximately 90 years. It sits on a slope, about 2 feet higher in front than in back, which permits rain and melt water to flow into the garage. It has only a dirt/gravel floor, and as a result it is wet most of the time. The structure is unsightly and, without any service door access as well as minimal wiring/lighting, is of limited use for storage or work.

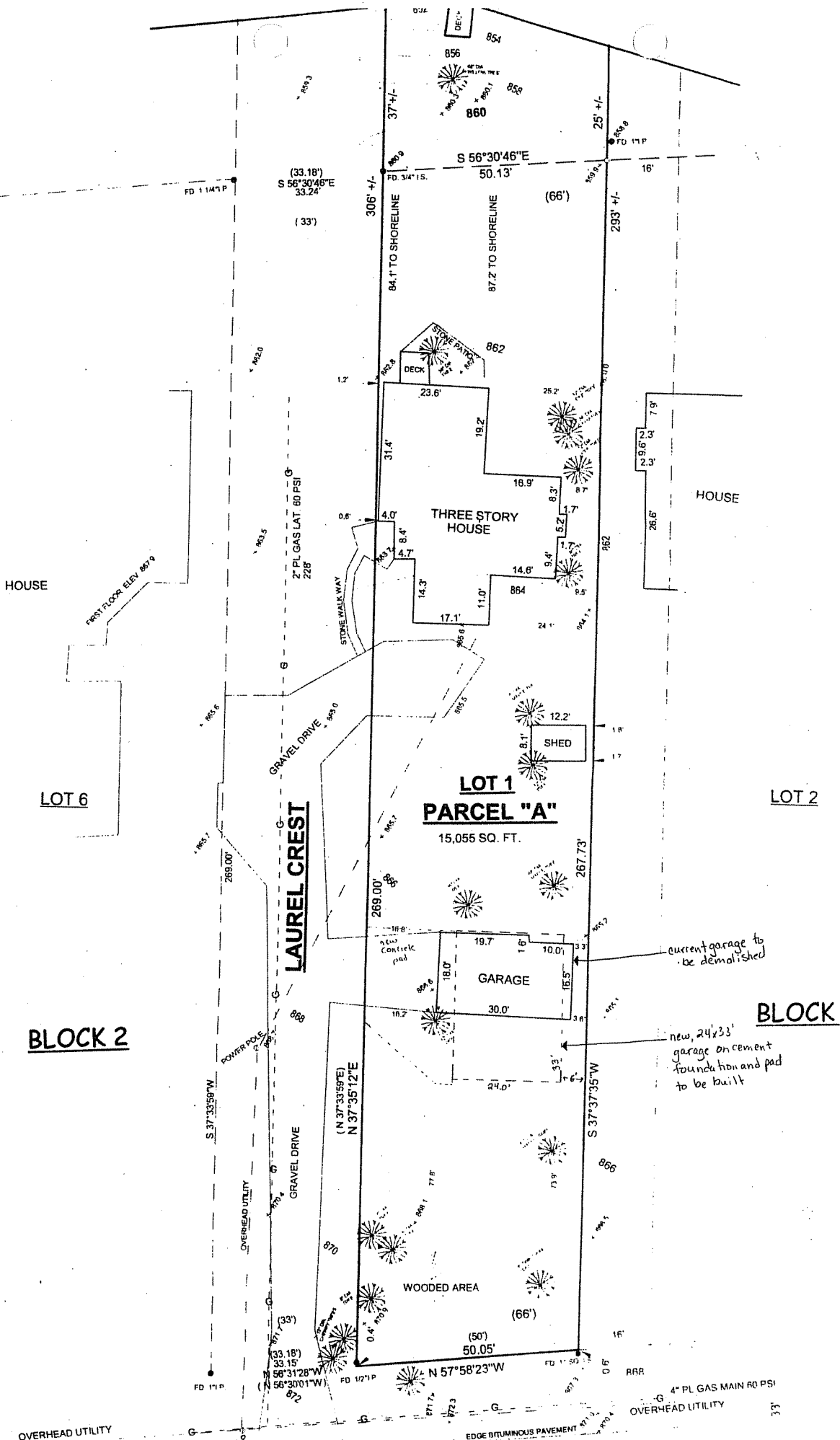
The replacement garage project as we propose it, would upgrade both the aesthetic value of the building, as well as providing a new, safer structure. Since the house also has a partially dirt floor basement, it is wet much of the time and unsuitable for storage of personal items. The new garage structure will provide a dry, lighted building for auto and other storage, as well as workshop space. The proposed 3-car garage, at 24'x33', will be smaller than the maximum permitted size, and comparable to garages of the properties on either side of our lot. We will contract with Best Built Garage Builders for the structure, and private individual, Brent Alderman, for the site preparation, cement work, and landscaping. *Total square feet of garage will be 792. Total square feet of lot is 15,000*

In spite of the current garage location being fairly distant from the house, we have elected to place the new building in approximately the same location in order to preserve several large trees on the lot. We will need to remove a few smaller weed species trees which have grown up over time at the very base of the current garage walls, but by increasing the side yard over the existing building, and placing the new foundation toward Lake Mendota Drive rather than toward the house, we will be preserving several of these large trees. The new building will have a narrower profile relative to Lake Mendota Drive than does the current building, therefore presenting less visual impact from the road, which should be an aesthetic improvement. In addition, since Lake Mendota Drive is at a significantly higher elevation than the curb height of the garage, the overall visual impact of the single-story building will be minimal.

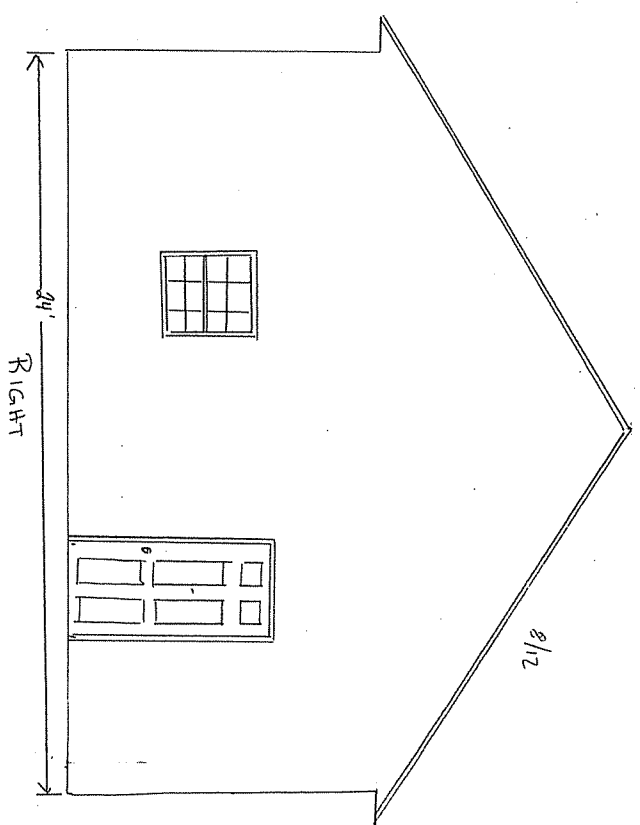
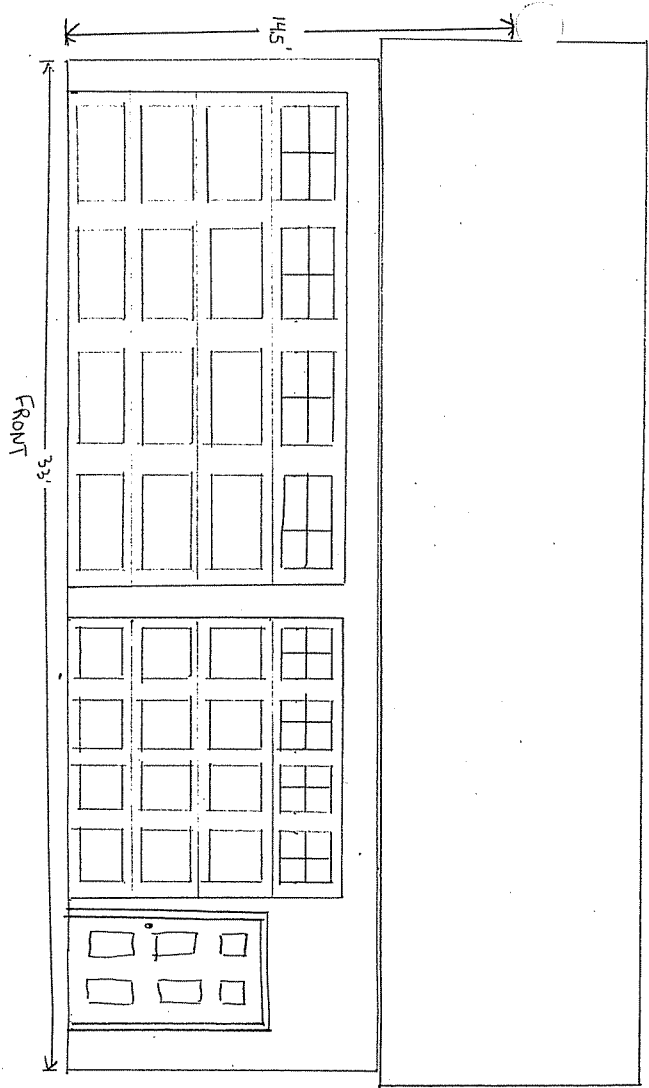
We hope to have a hearing for this project scheduled for October 1, 2007. It is our intent to begin the project immediately upon being issued a building permit after that hearing. We anticipate the project should be done within approximately 4 weeks of that date.

Sincerely,

Tanya Cunningham and Neil Robinson

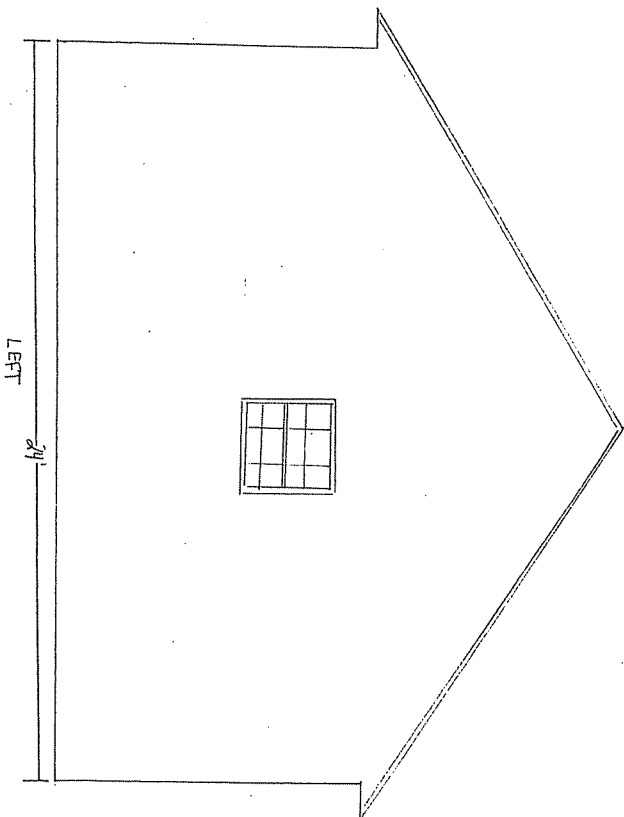
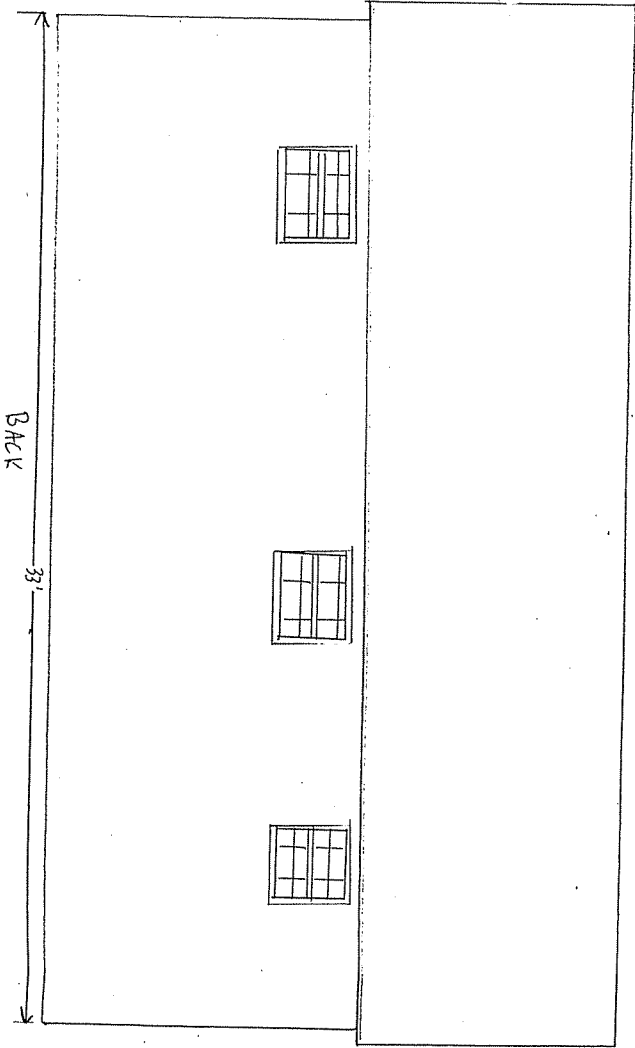


VERTICAL DATUMS ARE AT VARIOUS ELEVATIONS

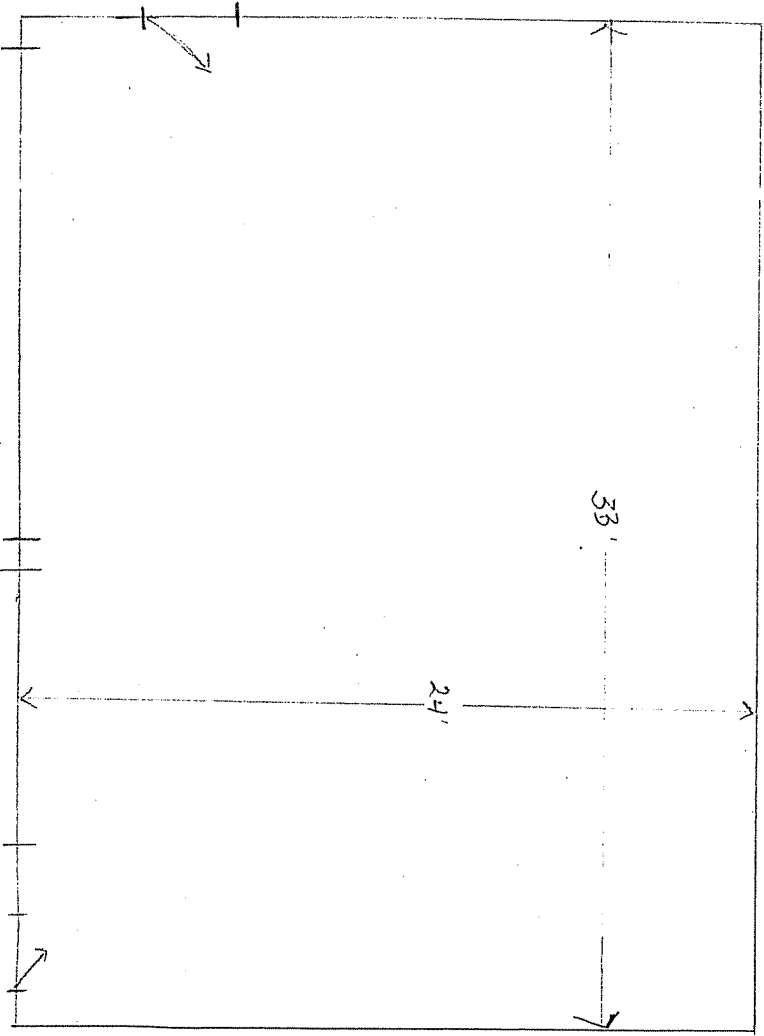


Vinyl Siding 1/4
 2-Tab Shingles

1/4" = 1'



FOUNDATION SLAB



$1/4 = 1'$

Tanya Cunningham
Neil Robinson
5646 Lake Mendota Drive
Madison, WI 53705



18 September, 2007

Madison Plan Commission
215 Martin Luther King Jr. Blvd.
Room LL-100
Madison, WI 53701

RE: Garage replacement, conditional use permit

The enclosed letter of notification was sent to all homeowners and renters within 200 feet of the perimeter of 5646 Lake Mendota Drive on 19 September, 2007.

Sincerely,

Tanya Cunningham and Neil Robinson

Tanya Cunningham
Neil Robinson
5646 Lake Mendota Drive
Madison, WI 53705

18 September 2007

Dear Neighbor,

We are applying for a building permit with the City of Madison to demolish the existing garage on our property at 5646 Lake Mendota Drive, and build a new garage in its place. We are very excited about this improvement to our property, and hope that you agree that replacing the existing structure will be a benefit to the neighborhood in general.

The planned replacement structure will be a conventional, rectangular, 3 bay garage with pitched roof. Although its total square footage will be somewhat more than the existing structure, because the longer wall will run parallel to Laurel Crest (rather than the longer wall running parallel to Lake Mendota Drive, as is true with the current structure), the profile presented to Lake Mendota Drive will be smaller. The setback from the lot line will also be greater than the current structure's. The overall effect should be a reduced visual impact.

Prior to issuing a building permit, the application will be reviewed at a public hearing before the Plan Commission. This meeting is scheduled to take place in Room 201 at the City-County Building, 210 Martin Luther King, Jr. Blvd, Room 417 on October 1st, 2007 at 5:30pm.

If you have additional questions about our project, feel free to contact us at: 238-4429.

Sincerely,

Tanya Cunningham & Neil Robinson